

Notes :

1.) A conveyance plat is a record of property approved by the City of Frisco, Texas, for the purpose of sale or conveyance in its entirety or interests thereon defined. No building permit shall be issued nor permanent public utility service provided until a final plat is approved, filed of record and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Frisco. Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

2.) All corners are 5/8" iron rods set with a plastic cap stamped "KHA" unless otherwise noted.

3.) No Floodplain exists on this site.

FRISCO SQUARE, LTD.  
VOLUME 4721, PAGE 2560  
L.R.C.C.T.

FRISCO SQUARE BOULEVARD

BLOCK E

LOT 1

11.4856 ACRES  
500,311 SQ. FT.

LOT 2

LOT 2

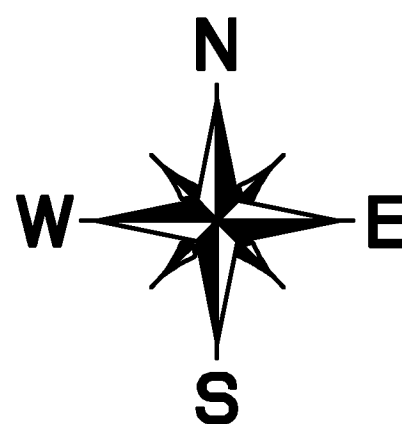
0.9623 ACRE

41,916 SQ. FT.

POINT OF BEGINNING  
APPROX. N06°W, 1672' TO  
NWC W.B. WATKINS SURVEY  
ABST. 1004

FLCT, LTD.  
C.C.C.F.# 2002-0019107  
L.R.C.C.T.

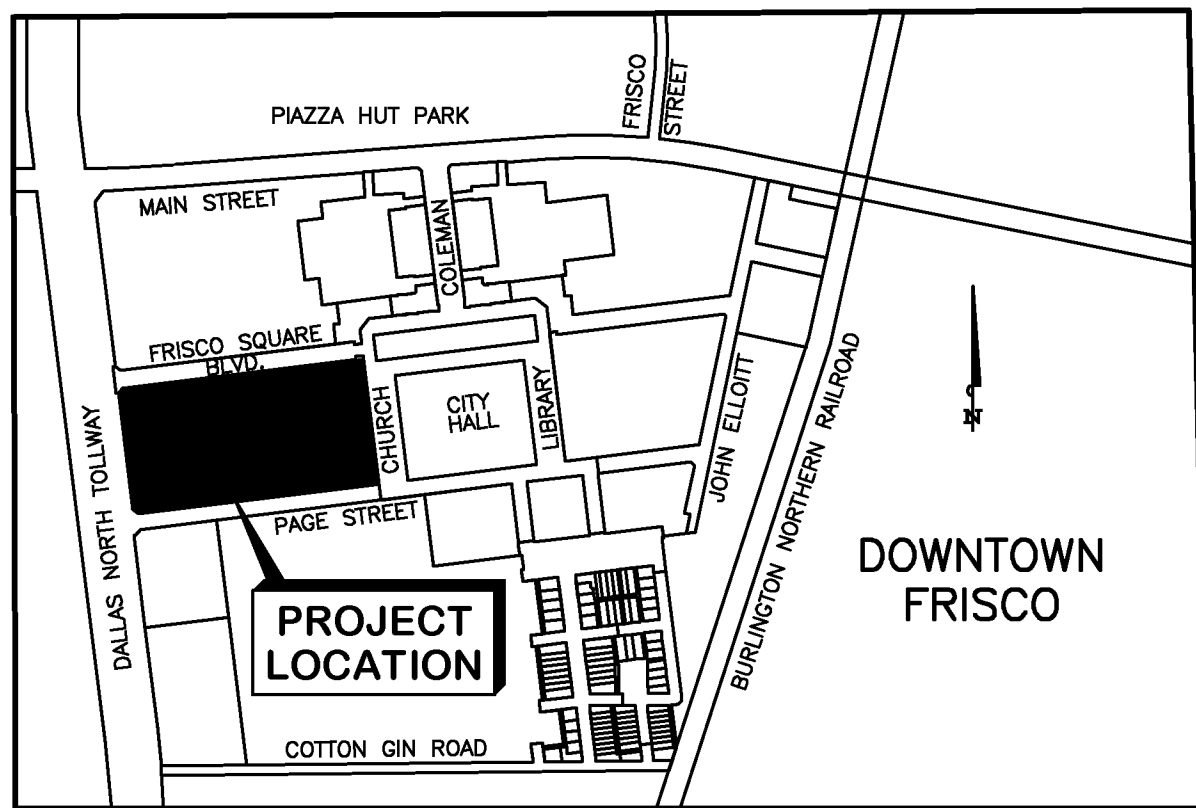
LEGEND  
IRF = IRON ROD FOUND  
IRFC = IRON ROD WITH CAP FOUND  
IRSC = IRON ROD WITH CAP SET  
WE = WATER EASEMENT  
DE = DRAINAGE EASEMENT  
SSE = SANITARY SEWER EASEMENT  
UE = UTILITY EASEMENT  
SWE = SIDEWALK EASEMENT  
DCEC = DENTON COUNTY ELECTRIC  
COOPERATIVE



GRAPHIC SCALE IN FEET

1" = 60' AT 24"X36"

DALLAS NORTH TOLLWAY  
310' WIDTH ROW



VICINITY MAP  
N.T.S.

STATE OF TEXAS  
COUNTY OF COLLIN  
CITY OF FRISCO

WHEREAS, BHFS I, LLC AND COMERICA BANK are the owners of a tract of land out of the W.B. WATKINS SURVEY, Abstract No. 1004, in the City of Frisco, Collin County, Texas, being all of tract of land described as Tract 2 in deed to BHFS I, LLC recorded in Collin County Clerk's File No. 20070806001089750 of the Land Records of Collin County, Texas and being part of a tract of land described in deed to Frisco Square Land, Ltd. recorded in Collin County Clerk's File No. 2005-004994 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with a plastic cap stamped "KHA" for the intersection of the east right-of-way line of the Dallas North Tollway (310' ROW) and the northwest corner of a corner clip in the north right-of-way line of Page Street;

THENCE with said east right-of-way line, North 07°39'03" West, a distance of 487.00 feet to a 1/2" iron rod found for the southwest corner of a corner clip at the intersection of the east right-of-way line of said Dallas North Tollway and the south right-of-way line of Frisco Square Boulevard;

THENCE with said south right-of-way line, the following courses and distances to wit:

North 37°20'57" East, a distance of 28.28 feet to an aluminum monument set for corner;

North 82°20'57" East, a distance of 978.97 feet to a 1/2" iron rod found for corner;

North 07°39'03" West, a distance of 12.00 feet to a 1/2" iron rod found for corner;

North 82°20'57" East, a distance of 30.00 feet to a 1/2" iron rod found for corner in the west right-of-way line of Church Street;

THENCE with said west right-of-way line, South 07°39'03" East, a distance of 539.00 feet to an aluminum monument set at the intersection of said west right-of-way line and the north right-of-way line of Page Street (67' ROW at this point);

THENCE with said north right-of-way line, the following courses and distances to wit:

South 82°20'57" West, a distance of 1008.97 feet to a 5/8" iron rod set with a plastic cap stamped "KHA" for corner;

North 52°39'03" West, a distance of 28.28 feet to the POINT OF BEGINNING and containing 542,227 square feet or 12.4478 acres of land.

Bearing system of this survey is based on a line oriented between City of Frisco monuments 1 and 7 found in the field, whose positions are published on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202. The horizontal coordinates of this survey are local surface coordinates derived from Frisco Monument 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BHFS I, LLC AND COMERICA BANK, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the hereinabove described property as FRISCO SQUARE, LOTS 1 AND 2, BLOCK E, an addition to the City of Frisco, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. BHFS I, LLC AND COMERICA BANK does herein certify the following:

- The streets and alleys herein are dedicated for street and alley purposes.
- All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
- No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the utility easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Frisco.
- The City of Frisco is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Frisco's use thereof.
- The City of Frisco and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Frisco and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Frisco.

The undersigned covenants and agrees that the access easement(s) may be utilized by an person or the general public for ingress and egress to other real property, and for the purposes of general public vehicular and pedestrian use and access, and for the Fire Department, Police and emergency use in along, upon and across said premises, with the right and privilege at all times of the City of Frisco, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

The undersigned covenants and agrees that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface paved in accordance with City standards and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking, loading, or unloading of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance of pavement in accordance to City standards of the fire lane easements is the responsibility of the owner, and the owner shall post and maintain signage in accordance to City standards in conspicuous places along the fire lanes, stating "Fire Lane, No Parking". The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Frisco, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

COMERICA BANK

By: \_\_\_\_\_

Print Name and Title

STATE OF

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COUNTY OF

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BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared Cathy R. Sweeney, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NOTARY PUBLIC in and for the STATE OF

BHFS I, LLC, a Delaware limited liability company

By: \_\_\_\_\_

Print Name and Title

STATE OF TEXAS

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COUNTY OF

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BEFORE ME, the undersigned Authority, A Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2009.

NOTARY PUBLIC in and for the STATE OF TEXAS

CERTIFICATE OF APPROVAL

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2009 by the Planning and Zoning Commission of the City of Frisco, Texas.

PLANNING AND ZONING COMMISSION CHAIRPERSON

CITY SECRETARY

CITY ENGINEER

PLANNING DEPARTMENT

REVISED CONVEYANCE PLAT  
FRISCO SQUARE  
LOTS 1 & 2, BLOCK E

BEING 12.4478 ACRES OUT OF  
W.B. WATKINS SURVEY, ABSTRACT NO. 1004  
CITY OF FRISCO, COLLIN COUNTY, TEXAS  
CITY OF FRISCO PROJECT # CP09-0004

DATE : May 6, 2009 KHA JOB NO. 64343002 SHEET 1 OF 1

KNOW ALL MEN BY THESE PRESENTS:

That I, Dana Brown, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Frisco, Texas.

Dated this the \_\_\_\_\_ day of May, 2009.

Dana Brown  
Registered Professional Land Surveyor #5336  
Kimley-Horn and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
972-335-3580



THE STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Dana Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

NOTARY PUBLIC in and for the STATE OF TEXAS

OWNER LOT 2 / APPLICANT:  
COMERICA BANK  
23501 Hamlin Road, 2nd Floor  
Auburn Hills, MI 48326

OWNER LOT 1:  
BHFS I, LLC.  
c/o Behringer Harvard  
Frisco Square, LP  
15601 Dallas Parkway, Ste. 600  
Addison, Texas 75001

SURVEYOR :  
Kimley-Horn  
and Associates, Inc.  
5750 Genesis Court, Suite 200  
Frisco, Texas 75034  
Tel. No. 972-335-3580  
Fax No. 972-335-3779

THE REASON FOR THIS REVISED  
CONVEYANCE PLAT IS TO ADD  
COSERV ELECTRIC EASEMENTS